

**WICHITA-SEDGWICK COUNTY**  
**METROPOLITAN AREA PLANNING COMMISSION AGENDA**  
**JANUARY 22, 2004**

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, January 22, 2004**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning at **1:30 P.M.**

1. Approval of January 8, 2004 MAPC meeting minutes.

❖ **SUBDIVISION ITEMS**

**Items 2-1 to 2-12 may be taken in one motion unless there are questions or comments.**

2. Consideration of Subdivision Committee recommendations from the meeting of January 15, 2004. Ed Sunquist, Elizabeth Bishop, Bill Johnson, James Barfield, Bob Hernandez, present. David Wells absent. Copies of their recommendations have been furnished to the Planning Commission.  
Agenda Item 2-1 (SUB2003-78) Approved, vote 5-0; Agenda Item 2-2 (SUB2003-110) Approved, vote 5-0;  
Agenda Item 2-3 (SUB2003-120) Approved, vote 5-0; Agenda Item 2-4 (SUB2003-149) Approved, vote 5-0;  
Agenda Item 2-5 (SUB2003-136) Approved, vote 5-0; Agenda Item 2-6 (SUB2003-147) Approved, vote 5-0;  
Agenda Item 2-7 (SUB2003-150) Approved, vote 3-2;  
Agenda Item 2-8 (SUB2003-141) Approved by S/D on 12-18-03, vote 4-1;  
Agenda Item 2-9 (SUB2003-23) Approved by S/D on 3-27-03, vote 2-0, MAPC Deferred on 4-10-03;  
Agenda Item 2-10 (DED2003-29) Approved, vote 5-0; Agenda Item 2-11 (DED2003-30) Approved, vote 5-0;  
Agenda Item 2-12 (DED2003-31) Approved, vote 5-0;

- 2-1. **SUB2003-78 – One-Step Final Plat – HAMPTON SQUARE ADDITION, located on the northwest corner of Maize Road and 37<sup>th</sup> Street North.**

**Engineer:      PEC, P.A.**  
**Acreage:        22.3**  
**Total Lots:     9**

- 2-2. **SUB2003-110– One-Step Final Plat – SAND PLUM ADDITION, located south of 45<sup>th</sup> Street North, on the west side of Webb Road.**

**Engineer:      AM Consulting, Inc.**  
**Acreage:        10**  
**Total Lots:     20**

- 2-3. **SUB2003-120– Final Plat – FAWN GROVE AT SUNSET LAKES ADDITION, located south of Kellogg, on the west side of Greenwich Road.**

**Engineer:      Ruggles and Bohm, P.A.**  
**Acreage:        49.45**  
**Total Lots:     154**

- 2-4. **SUB2003-149– Final Portion of an Overall Preliminary Plat – AVALON PARK THIRD ADDITION, located on the east side of Tyler Road, north of 37<sup>th</sup> Street North.**

**Engineer:      PEC, P.A.**  
**Acreage:        67.7**

Total Lots: 97

**2-5. SUB2003-136– Final Plat – KRUG NORTH ADDITION, located on the north side of 21<sup>st</sup> Street North and the west side of 143<sup>rd</sup> Street East.**

Engineer: Baughman Company, P.A.

Acreage: 96.97

Total Lots: 222

**2-6. SUB2003-147– One-Step Final Plat – PERRY GEORGE ADDITION, located on the south side of MacArthur and west of Tyler Road.**

Engineer: Armstrong Land Survey, P.A.

Acreage: 5

Total Lots: 1

**2-7. SUB2003-150– One-Step Final Plat – STONEYPARK ADDITION, located on the west side of Greenwich Road, north of 47<sup>th</sup> Street South.**

Engineer: K.E. Miller Engineer, P.A.

Acreage: 39.5

Total Lots: 64

**2-8. SUB2003-141– One-Step Final Plat – YSIDRO ADDITION, located north of MacArthur, on the east side of Broadway.**

Engineer: Armstrong Land Survey, P.A.

Acreage: 13.15

Total Lots: 2

**2-9. SUB2003-23– One-Step Final Plat – 29<sup>th</sup> STREET NORTH CHURCH ADDITION, located west of Ridge Road, and on the north side of 29<sup>th</sup> Street North.**

Engineer: Baughman Company, P.A.

Acreage: 4.73

Total Lots: 1

**2-10. DED2003-29 – Dedication of a Utility Easement, for property located on the southeast corner of Ninth and Sheridan.**

A complete legal description is available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

**2-11. DED2003-30 – Dedication of a Utility Easement, for property located south of Central, west of West Street.**

A complete legal description is available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

**2-12. DED2003-31 – Dedication of a Utility Easement, for property located north of Central, west of Hoover Road.**

A complete legal description is available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

## ❖ **PUBLIC HEARING — ZONING ITEMS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

- 3.** Case No.: CON2003-51  
Request: Amendment to extend the deadline for landfill operations to cease per CON2002-37  
General Location: South of 31<sup>st</sup> Street South and west of K-15  
District Advisory Board: Three will hear February 4, 2004  
Presenting Planner: Dale Miller
- 4.** Case No.: ZON2003-73  
Request: Zone change from “B” Multi-family Residential to “LC” Limited Commercial  
General Location: At the northeast corner of 13<sup>th</sup> Street North and St. Paul  
District Advisory Board: Six heard January 21, 2004  
Presenting Planner: Dale Miller
- 5a.** Case No.: ZON2003-70 (Associated with CON2003-53)  
Request: Zone change from “SF-5” Single-family Residential to Limited Industrial  
General Location: On the eastside of Broadway north of MacArthur  
District Advisory Board: Three will hear February 4, 2004  
Presenting Planner: Scott Knebel
- and**
- 5b.** Case No.: CON2003-53 (Associated with ZON2003-70)  
Request: Conditional Use for a wrecking/salvage yard  
General Location: On the eastside of Broadway north of MacArthur  
District Advisory Board: Three will hear February 4, 2004  
Presenting Planner: Scott Knebel
- 6a.** Case No.: CUP2003-66 DP50#4 (Associated with ZON2003-75)  
Request: Amendment to the Carriage House Community Unit Plan  
District Advisory Board: Five will hear February 2, 2004  
General Location: North of Kellogg and east of Tyler Road  
Presenting Planner: Donna Goltry
- and**
- 6b.** Case No.: ZON2003-75 (Associated with CUP2003-66 DP50#4)  
Request: Zone change from “LC” Limited Commercial to “GC” General Commercial  
District Advisory Board: Five will hear February 2, 2004  
General Location: North of Kellogg and east of Tyler Road  
Presenting Planner: Donna Goltry
- 7.** Case No.: CON2003-52  
Request: Conditional Use for vehicle and equipment sales, outdoor, on property zoned “LC” Limited Commercial

General Location:  
Presenting Planner:

North of Kellogg and east of Ridge Road  
Bill Longnecker

8. Case No.: CON2003-46  
Request: Conditional Use for a Car Wash and Self-service Storage Warehouse, on property zoned "GO" General Office and "LC" Limited Commercial  
General Location: Northeast corner of 53<sup>rd</sup> Street North and Meridian  
District Advisory Board: Six will hear January 21, 2004  
Presenting Planner: Scott Knebel
9. Case No.: CON2003-55  
Request: Sedgwick County Conditional use to allow an accessory apartment on property zoned "RR" Rural Residential  
General Location: At the northwest corner of 53<sup>rd</sup> Street South and Nancy Street (6361 Nancy) Derby, KS  
Member City: Derby Planning Commission heard January 15, 2004  
Presenting Planner: Bill Longnecker

### ❖ **PLANNING COMMISSION ITEMS**

10. Case No.: DR2004-02  
Request: The City of Maize seeks annexation of properties located west of 119<sup>th</sup> Street North, between 29<sup>th</sup> Street North and 37<sup>th</sup> Street North  
Presenting Planner: David Barber
11. Waterwalk Redevelopment Project Plan East Bank Redevelopment District, presentation by Allen Bell, Director of Economic Development.
12. Other matters/adjournment.

**John L. Schlegel Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission**